



Delegated Report

Householder Planning Application

Planning Application No: 20260077

Location: 4 Mountside Close Northfleet Gravesend Kent

Description: Demolition of conservatory and erection of a single storey rear extension.

Applicant: Mr And Mrs O Lasisi

Site Visit Date: 03.02.2026

Submitted Documents/Plans

- Application Form
- Drawing No: L90851/5 REV A (Proposed Block Plan)
- Drawing No: L90851/4 (Existing Block Plan)
- Drawing No: L90851/3 (Site Location Map)
- Drawing No: L90851/2 REV A (Existing/Proposed Elevations)
- Drawing No: L90851/1 REV A (Existing/Proposed Floor Plan)

Superseded

- ~~Drawing No: L90851/ (Existing/Proposed Floor Plan)~~
- ~~Drawing No: L90851/2 (Existing/Proposed Elevations)~~
- ~~Drawing No: L90851/5 (Proposed Block Plan)~~

Relevant Planning History

Reference	Description	Outcome	Decision Date
20150327	Erection of a conservatory at the rear.	Permitted	18.06.2015
20120254	Erection of a total of 8 no. three bedroom dwellings comprising 2 no. terraces of two dwellings, 1 no. terrace of three dwellings and one detached dwelling; provision of 18 no. car parking spaces.	Permitted	24.05.2012

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Paragraph 34 of the NPPF (2024) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and



Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC Licensing

No comment

Neighbouring properties

The application was advertised by way of site notice and letters to 2 surrounding properties. The consultation period expired on 27.02.2026 and no comments were received.

Analysis

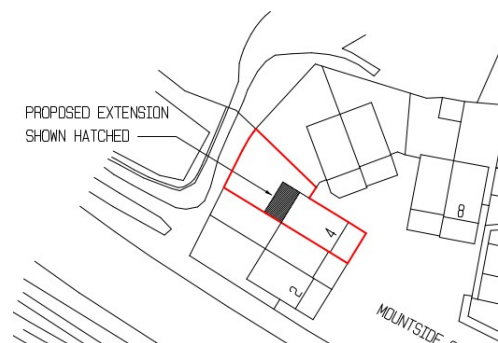
Proposal

The proposal seeks to demolish an existing rear conservatory and erect a 3.0m deep rear extension which will be finished with a 2.7m high flat roof. The extension will span full width and serve a kitchen area.

Existing



Proposed





Background

The application site is a two storey end of terrace house situated within a small estate which has been constructed circa 2012. The property has been previously extended circa 2015 by way of a rear conservatory.

It is important to note that the application property does not retain all permitted development rights as per planning consent 20120254 which states:

7. No development under the provisions of Classes A, B, C, D or F of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 [as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008] shall be carried out on the dwellings hereby approved without the prior permission in writing of the Local Planning Authority having first been obtained. For the avoidance of doubt, this includes any proposed extensions, roof additions or alterations, porches and/or hard surfacing.

Reason In order that such development may be subject to planning control to ensure protection of the character of the area, the amenity of neighbouring residents and to retain sufficient private garden areas.

The LPA worked with the applicant and asked them to revise the plans as there were concerns regarding the reduction in garden depth which was contrary to SPG2 Residential Layout Guidance 2020. The applicant agreed to reduce depth of the extension so that a favourable outcome could be achieved.

Character and Appearance

The proposed extension is designed with materials to match the original dwelling and will be constructed so that it is contained within the applicant's own boundary, therefore there are no concerns regarding encroachment.

In terms of scale the proposal extension is balanced appropriately with the original dwelling. The proposed height is not excessive and the proposed fenestrations are located in the rear and flank elevations facing away from the adjoining semi.

In terms of design character and appearance the proposed extension is acceptable and compliant with SPD4 Householder alterations and extension guidance 2021 and CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

In terms of internal floor space, the proposed extension is acceptable and would provide additional internal living spaces. However it is important to note that the application site is a three bedroom dwelling for which the below section of SPG2 Residential Layout Guidance 2020 is relevant:

Table 2

Accommodation with :	Minimum garden area (sq. metres)	Minimum depth from rear wall of house (metres)
1-2 bedrooms	37.2	7.6
3 bedrooms	60.0	10.0
4 or more bedrooms	100.0	10.0

Post development the resultant garden depth would be reduced to 7.6m with an area of circa 76sqm. The reduction in depth is below the adopted standard, however a balanced approach has been taken given that a satisfactory garden area remains. It is considered that a refusal would not be defensible at appeal just on garden depth when the extension is only marginally larger than the existing conservatory. Whilst the garden depth is substandard, there is still sufficient area which counteracts the loss in depth.

The proposed extension is acceptable and compliant with the requirements of SPG2 Residential Layout Guidelines (2020), and Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

Neighbouring Amenity

The development does not propose any flank elevations facing in the direction of the attached terrace therefore will not be any direct loss of privacy from the extension or any overshadowing due to the path

of the sun. In terms of outlook, the extension is not significant in terms of its height and it would not have any greater impact than the existing rear conservatory. The proposal is deemed compliant with SPG2 Residential Layout Guidance 2020 and CS19 Local Plan Core Strategy 2014.

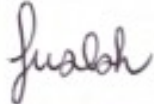
Parking and Highways

The proposal will not impact existing parking arrangements, therefore there are no concerns in this regard.

Conclusion & Recommendation

The proposal is recommended for permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	11.03.2026	Dated:	12 March 2026